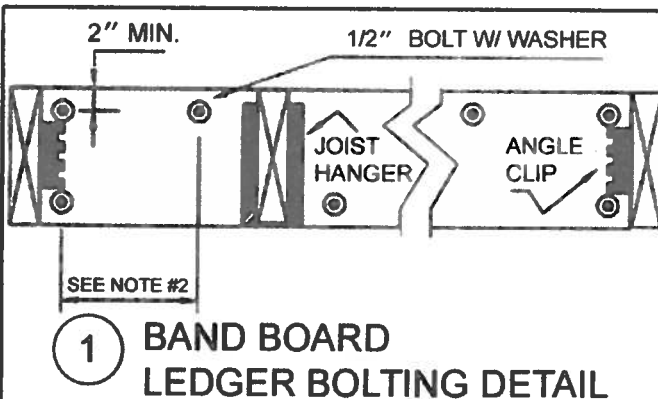
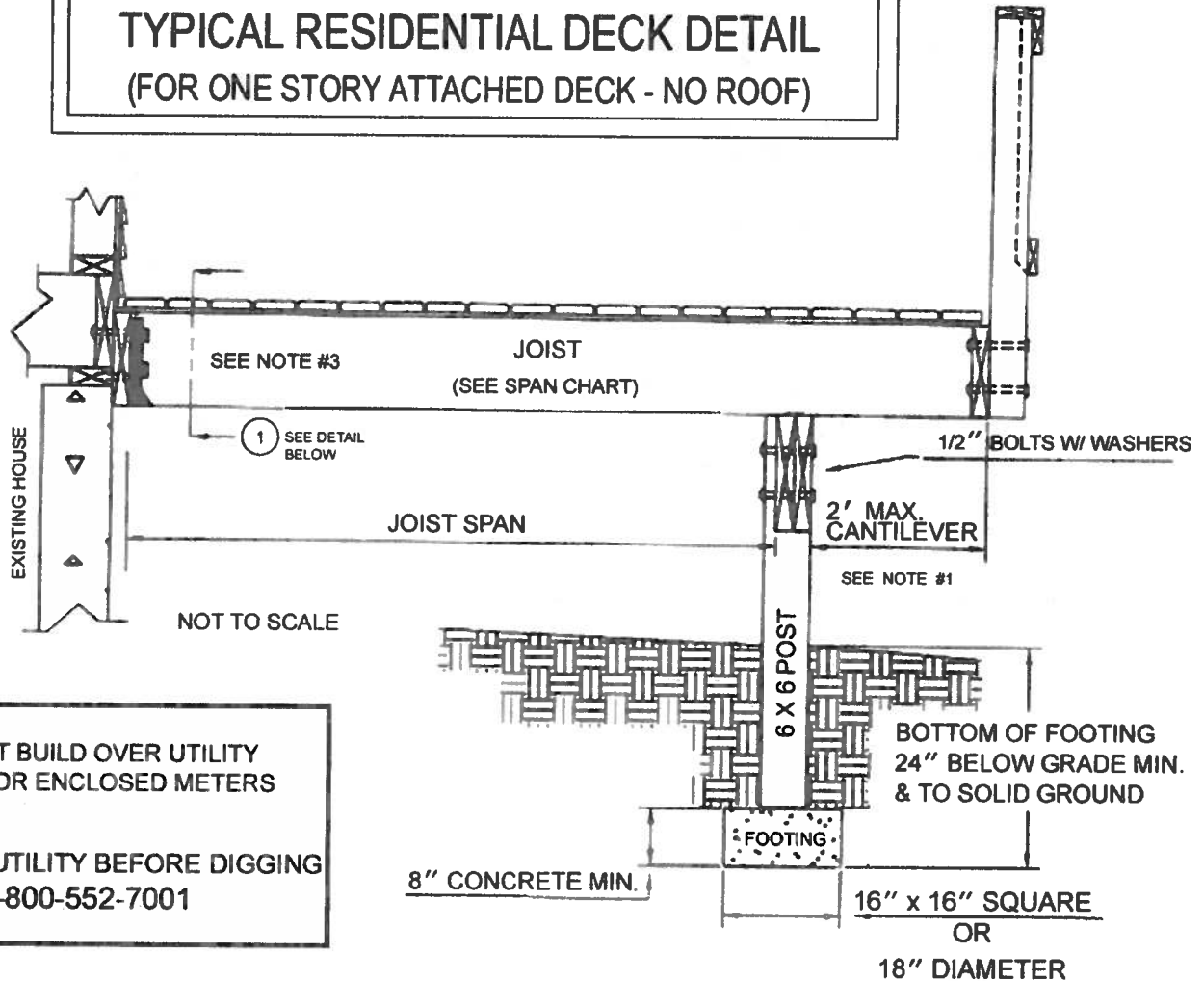


LOUDOUN COUNTY TYPICAL RESIDENTIAL DECK DETAIL (FOR ONE STORY ATTACHED DECK - NO ROOF)



JOIST SPAN TABLE

TREATED S.Y.P. #2

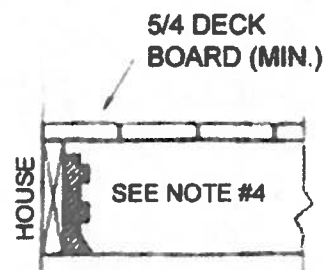
JOIST	12" O.C.	16" O.C.	24" O.C.
2x6	10' - 3"	9' - 4"	8' - 2"
2x8	13' - 6"	12' - 3"	10' - 9"
2x10	17' - 3"	15' - 8"	13' - 8"
2x12	21' - 0"	19' - 1"	16' - 8"

NOTES:

1. CANTILEVER NOT TO EXCEED 1/4 OF JOIST SPAN WITH 2' MAX. CANTILEVER.
2. 1/2" DIA. CARRIAGE OR LAG BOLTS 16" O.C.
3. LEDGER ATTACHMENT TO HOUSE MUST BE FIELD INSPECTED FOR SOLID ATTACHMENT.
4. THESE TYPICAL DETAILS SHALL NOT BE USED FOR DECKS SUPPORTING HOT TUBS, ROOFS, GAZEBOS OR DECKS DETACHED FROM HOUSE.
5. ALL FASTENERS & NAILS SHALL BE CORROSION RESISTANT.

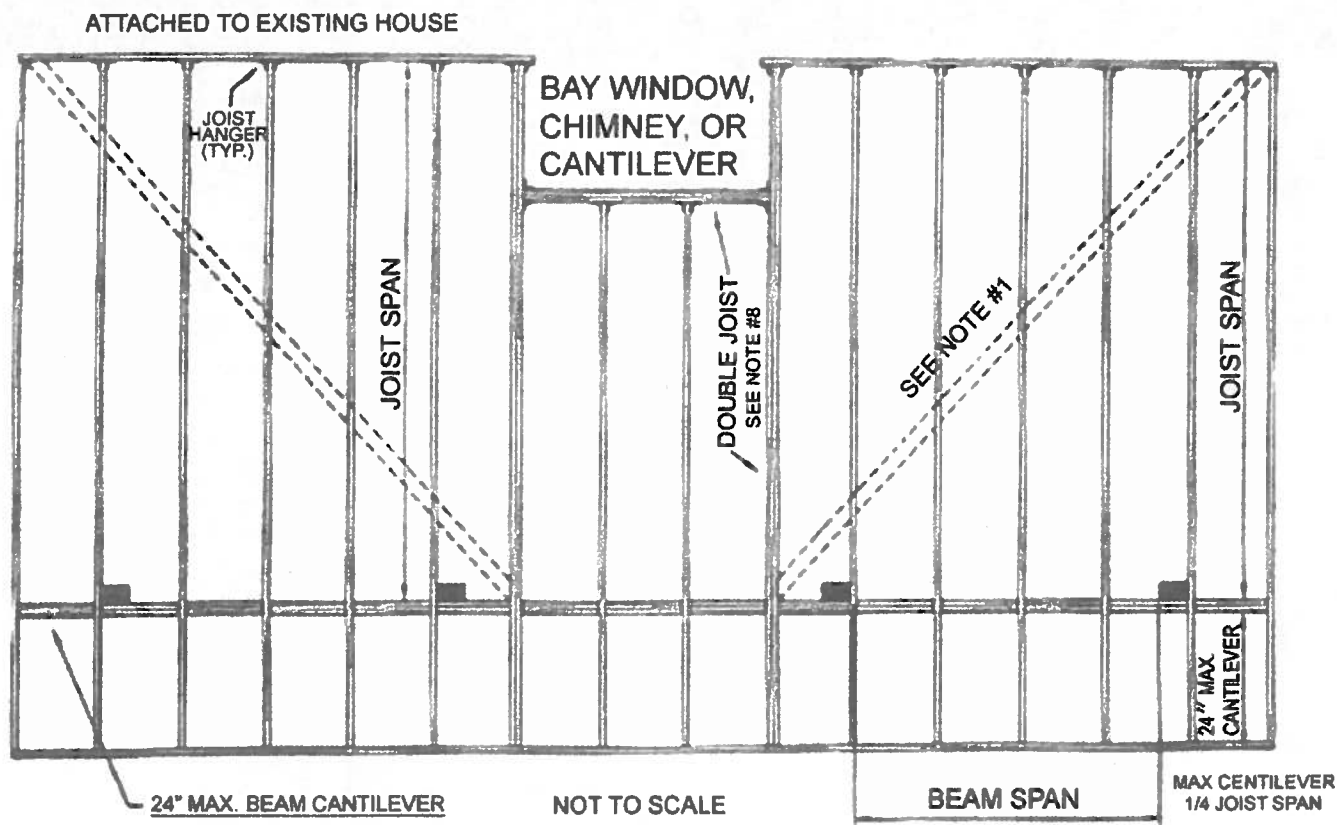
NOTES:

1. DIAGONAL BRACING REQUIRED UNDER JOISTS, MAY OMIT IF DECK BOARDS ARE INSTALLED DIAGONALLY
2. BAND BOARD ATTACHMENT TO CANTILEVERED FLOORS, BAY WINDOWS, CHIMNEYS OR BRICK VENEER NOT ALLOWED.
3. MAXIMUM BEAM CANTILEVER IS 24"
4. ONLY APPROVED TECO NAIL CAN BE USED WITH JOIST HANGERS. NO SCREWS ALLOWED.
5. ALL BEAM SPLICES MUST BE OVER POSTS.
6. BEAMS MUST BE ATTACHED TO NOTCHED POSTS W/ (2)1/2" DIA. BOLTS PER POST.
7. DECKS WHICH ARE LESS THAN 42" FROM GROUND LEVEL WILL REQUIRE A FRAMING INSPECTION PRIOR TO INSTALLING DECK FLOOR BOARDS.
8. DOUBLE JOIST BEAMS WHEN UP TO 3 JOISTS ARE CUT. TRIPLE JOIST BEAMS WHEN UP TO 5 JOISTS ARE CUT.



**JOIST HANGER
DETAIL**

**TO BE USED ONLY WITH
DECKS ATTACHED TO
EXISTING HOUSE.**



DECK BEAM SPAN TABLE
TREATED S.Y.P #2

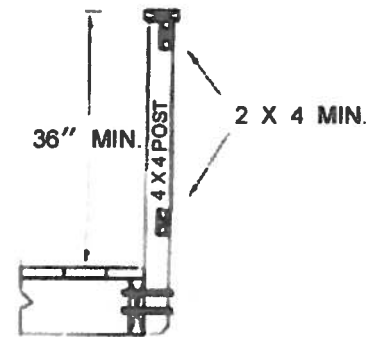
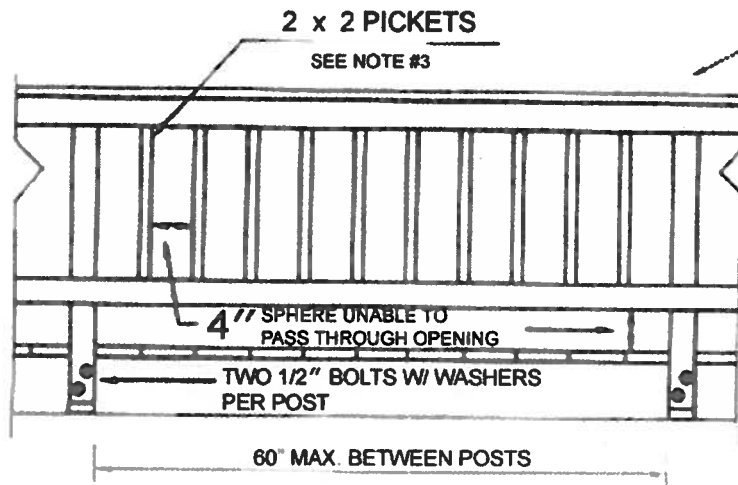
BEAM SIZE	JOIST SPAN				
	9'	12'	14'	16'	18'
2 - 2x6	6' - 0"	4' - 6"	4' - 0"	3' - 6"	3' - 0"
2 - 2x8	8' - 0"	6' - 0"	5' - 6"	4' - 6"	4' - 0"
2 - 2x10	10' - 0"	7' - 6"	7' - 0"	5' - 6"	5' - 0"
2 - 2x12	12' - 0"	9' - 6"	8' - 6"	7' - 0"	6' - 6"

USING THE "DECK BEAM SPAN TABLE"

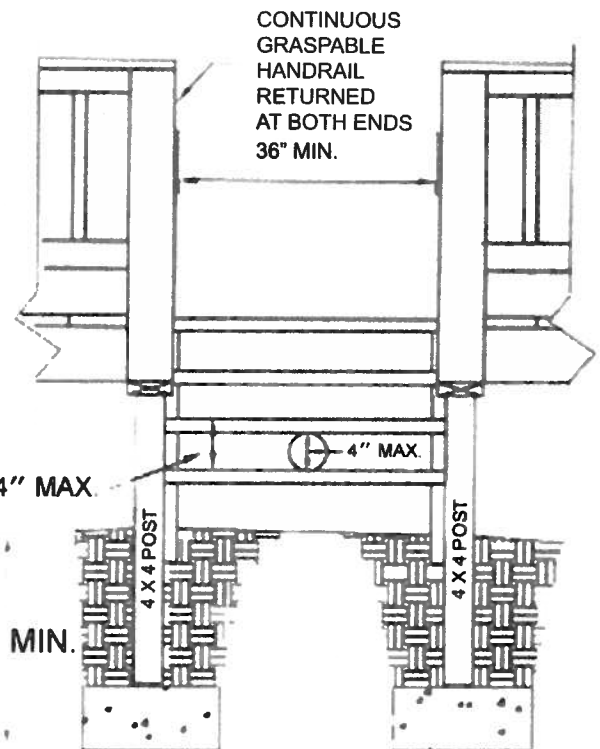
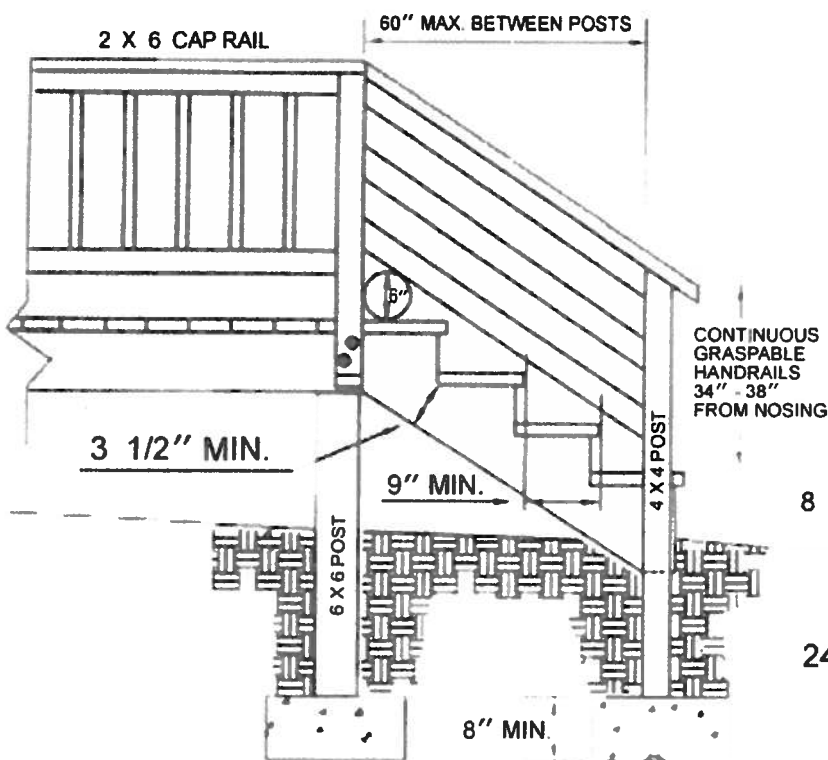
FIRST DETERMINE YOUR JOIST SPAN AS SHOWN ABOVE

NEXT SELECT THE BEAM SIZE

FOLLOW THE BEAM SIZE AND JOIST SPAN UNTIL THEY INTERSECT. THIS IS THE MAXIMUM SPACING YOU CAN HAVE BETWEEN POSTS.



TOP RAIL SHALL WITHSTAND
200 lbs CONCENTRATED LOAD



NOT TO SCALE

NOTES:

1. GUARDRAILS ARE REQUIRED FOR DECKS AND PORCHES MORE THAN 30" ABOVE FINISHED GRADE. GUARD RAILS MUST BE EXTENDED 36" ABOVE DECK WALKING SURFACE AND 36" ABOVE FIXED BENCHES AND SEATS.
2. THE GREATEST RISER HEIGHT AND TREAD WIDTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
3. SECURE PICKETS AT TOP & BOTTOM W/ 1- #8 CORROSION RESISTANT SCREWS OR 2-8d GALV NAILS OR 2- 2 1/2 " GALV. STAPLES.
4. STAIRS WITH 4 OR MORE RISERS REQUIRE FROST FOOTINGS & GRASPABLE HANDLES.
5. GRASPABLE HANDRAILS TO BE CONTINUOUS THE FULL LENGTH OF THE STAIRS ENDS TO BE RETURNED TO POST.
6. ANY EXISTING VENTS OR UTILITIES LOCATED UNDER OR NEAR THE FOOTPRINT OF THE PURPOSED DECK MAY BE REQUIRED TO BE MOVED OR MODIFIED.

1. This set of plans and specifications **MUST** be kept on this job at all times for inspections and it is unlawful to deviate from or make any changes or alterations on these without written permission from the Division of Building Inspections. The issuing of this plan and specifications **SHALL NOT** be held to permit or to be an approval of the violation of any county ordinance or state law.
2. **ALL WORK SHALL COMPLY WITH VIRGINIA UNIFORM STATEWIDE BUILDING CODE.**
3. **PLANS APPROVED FOR PERMIT SUBJECT TO APPROVAL OF CONSTRUCTION.**
4. **ANY REVISION TO THIS DETAIL REQUIRES A SEPARATE PERMIT AND FEES.**

I HEREBY:

Waive the Loudoun County plans review for an attached deck with no roof.

Acknowledge responsibility for construction in full compliance with the Virginia Uniform Statewide Building Code.

Acknowledge responsibility for corrections of any and all violations discovered during the County inspection process.

Signature of owner/agent _____ Date _____

Name of owner as appears on Building Permit Application. _____

SKETCH DECK SHAPE INCLUDING DIMENSIONS & LOCATION OF STAIRS.

SQUARE FOOTAGE
ATTACHED DECK _____

BUILDING PERMIT # _____ INSPECTOR: _____

DEPARTMENT USE ONLY